

**RESOLUTION NO. 05-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING THE CITY'S INTENT FOR THE RE-DEVELOPMENT OF APPROXIMATELY 160 ACRES OF THE IMPERIAL SUGAR COMPANY PROPERTY INCLUDING THE PRESERVATION OF CERTAIN HISTORIC FEATURES AND FOR THE DEVELOPMENT OF THE ADJACENT PROPERTY KNOWN AS THE TEXAS PERMANENT SCHOOL FUND TRACT 3.**

WHEREAS, Imperial Sugar Company began its business in the early 1900s at its current site in Sugar Land, Texas, taking over sugar refining operations that had been underway since the mid – 1800s and later being known as the oldest business in Texas operating at the same location for over 150 years; and

WHEREAS, Imperial Sugar Company closed the Sugar Land refinery in May 2003 and announced its plans to sell the 160-acre former refinery site while retaining the company's corporate offices in Sugar Land; and

WHEREAS, the City of Sugar Land recognizes the historic significance of Imperial Sugar Company to the City of Sugar Land and the impact of redevelopment of the site to adjacent properties and the entire community; and

WHEREAS, it is the City's understanding that the feasibility of redeveloping the Imperial Sugar Property is contingent upon the acquisition and development of the adjacent tract of land known as Texas Permanent School Fund Tract 3; and

WHEREAS, the Texas Permanent School Fund is the current owner of Tract 3, approximately 550 acres in the City of Sugar Land jurisdiction, and the Texas Permanent School Fund, through the General Land Office (GLO), intends to sell the property; and

WHEREAS, the City of Sugar Land recognizes the significance of development of Tract 3 adjacent to the Imperial Sugar Company as well as its proximity to other existing developments including the Sugar Land Regional Airport, residential subdivisions, and other commercial sites; and

WHEREAS, the City has successfully demonstrated, on numerous occasions, the City's abilities to manage its economic development resources as well as related governmental entities established for development purposes in public-private partnerships to achieve development objectives, and

WHEREAS, the City of Sugar Land desires to guide the redevelopment of the Imperial Sugar Refinery Site (Property) and the development of Tract 3 to accomplish its historic preservation, aesthetic and architectural quality, community development and economic development objectives to create a successful and vibrant development (Project) and will work with the purchaser(s) of the Properties to achieve the City's objectives; NOW THEREFORE;

**BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF SUGAR LAND, TEXAS:**

Project timing and phasing, the financing of public infrastructure, City incentives and development participation, acquisition and incorporation of Tract 3 into the Project, and/or any other significant development issues that the Property Owner and City may agree upon.

**Section 2.** That the Project developer will comply with the City's Comprehensive Plan, the Future Land Use Plan, Thoroughfare Plan, and all other City Master Plans, development codes and ordinances, and the Oyster Creek Drainage Study recently completed which have established expectations on the nature and manner of the development which will occur on the Property.

**Section 3.** That any redevelopment of the Property will preserve, protect, and enhance those certain natural, historical, cultural, and architectural features deemed significant such as the Char House and/or other significant elements identified.

**Section 4.** That the City of Sugar Land will consider incentives, financing alternatives, and/or public-private partnerships for elements of the development (i.e. Tax Increment Reinvestment Zone, in-city MUDs, etc.) to ensure the City's ability to achieve its objectives and the financial feasibility of the Project. These incentives will be based on the ability of the Project to achieve its objectives for historic preservation; aesthetic and architectural quality; community development and economic sustainability; and the Project's ability to be financially self-supporting.

**Section 5.** That the City of Sugar Land will evaluate and potentially consider issues regarding the acquisition and/or development of Tract 3 to be included as part of the redevelopment of the Imperial Sugar Site or to meet the City's objectives.

**Section 6.** That to the extent that any governmental entities are deemed necessary for the successful development of the project, the City will require the appropriate City protection to ensure safeguards are provided to protect the public interests.

PASSED AND APPROVED on March 15, 2005

M. Cyril Hosley  
M. Cyril Hosley, Mayor Pro-Tem

ATTEST

Glenda Gundermann  
Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:

Joe M. ...